



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Report of Golf Driving Range Relocation

MEETING DATE: September 1, 1993

PREPARED BY: Parks and Recreation Director

RECOMMENDED ACTION: That the City Council review and consider relocating the Golf Driving Range operation under the direction of the current operator, Ken Choo, to G-Basin (DeBenedetti Park) and develop all required agreements for the use of this property and negotiate a contract for a five-year lease with an option to review for a possible extension.

BACKGROUND INFORMATION: After a thorough discussion, the Parks and Recreation Commission voted to endorse the proposal of moving the Golf Driving Range to DeBenedetti Park. The Commission echoed the concerns expressed by the B.O.B.S. representatives of not losing DeBenedetti Park for future youth sports facilities. Everyone at the meeting was in agreement that this would be a temporary remedy to the situation of having to close down the current golf driving range operation. See Exhibits attached: A - Commission Communication information (August 3, 1993 meeting); B - Minutes from said meeting; C - City Development Requirements; D - Layout of proposed golf driving range.

FUNDING: The Council/City to work out all legal particulars and create a lease agreement with financial benefits to the City. There is no suggestion or commitment that the Commission can make, so whatever is negotiated with Mr. Choo would be what commitment the City makes above and beyond the property use.

Ron Williamson
Parks and Recreation Director

RW:srb
Attachments

cc: City Attorney

APPROVED: _____

THOMAS A. PETERSON
City Manager



recycled paper

PARKS AND RECREATION COMMISSION COMMUNICATION

TO: The Lodi Parks & Recreation Commission DATE OF MEETING: 8/3/93

FROM: The Director's Office

SUBJECT: DeBenedetti Park/G-Basin Request by Ken Choo/Bob Mertz Attorney For:

TYPE ACTION NEEDED: Review - direction.

PREPARED BY: Ron Williamson, Parks and Recreation Director

RECOMMENDED ACTION: That the Parks and Recreation Commission review and consider Mr. Choo's request for use of DeBenedetti Park/G-Basin for a combined golf driving range/youth sports complex.

BACKGROUND INFORMATION: As you all are aware, the Lodi Golf Driving Range was officially closed down August 9, as too many golf balls were still falling on the apartment house on Murray Street and residents were demanding action.

Mr. Choo, the lessee with the City, has come to the City and asked for the right to contract for use of DeBenedetti Park/G-Basin to construct and operate a golf driving range. He has been told that according to the Parks and Recreation Master Plan, it calls for a youth sports complex. Therefore, he would need to address the Commission to discuss his concepts and plans and seek approval to carry the plan to the next step - the City Council.

The steps that apparently would need to take place are as follows: (1) the Commission approve the concept and general plans; (2) request that the Master Plan be amended as to its use of said property; (3) the City Council follow through with all allowances and legal needs/contracts/agreements, etc., to proceed to the next step. I used the word "allowances" in the last sentence. The reason I say allowance, because typically when City property is involved and a planned use is accepted, a competitive proposal and bid process would now take place. I believe you're going to hear that he does not want this to take place because he went into the Festival facility in good faith, it didn't work out, so he feels the City has some obligation to make this whole thing right.

As far as Mr. Choo's ability to operate a facility, he proved to one and all he has the ability to do a quality job and his accounting was very good (something we can't say about all other lessees). But, now we're saying, "can he build a facility from the ground floor up?" I believe, as Staff, we can say another driving range (counting Woodbridge County Club and Micke's Grove) is needed and can make it. He showed this to be true.

If Mr. Choo/Mertz have a comment page, it will be included with this material and attached.

RW:srb

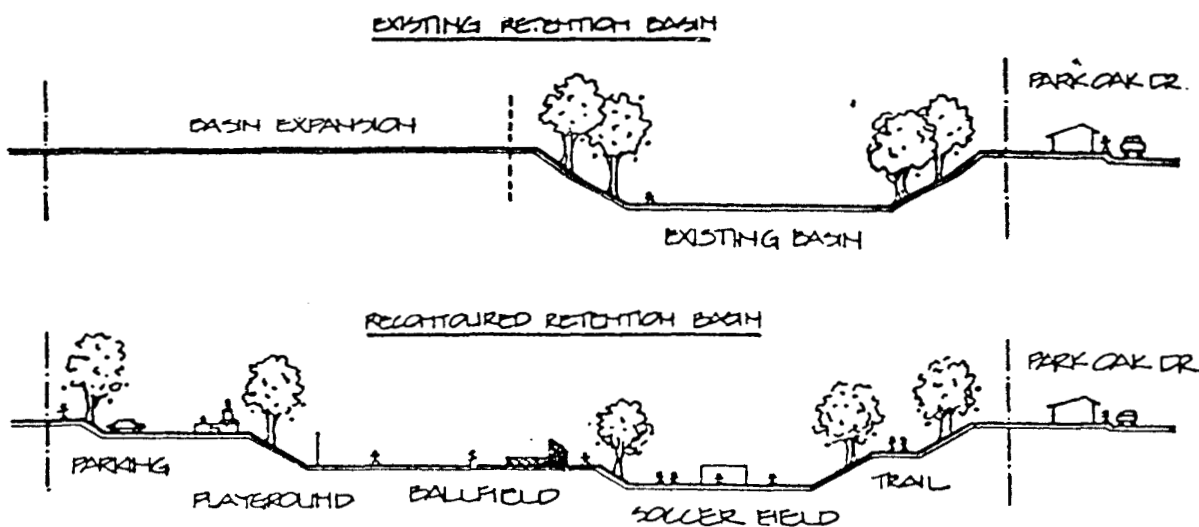
- o Resurface the tennis courts
- o Remove fence that separates tennis courts from the practice area
- o Upgrade the lighting on the tennis courts
- o Replace the infield grass on the senior baseball field
- o Relocate and replace the children's playground
- o Replace the paving from the street to the center of the site
- o Upgrade the irrigation system
- o Develop a group picnic area

DeBenedetti Park**Site C-4****45 Acres**

The City currently owns 29 acres of this site and will need a minimum of six additional acres for a detention basin. A total of 50 acres was once considered for a golf course but that idea was recently abandoned. It is recommended that the city acquire an additional 16 acres to bring it to a total of 45 acres for a detention basin and park site. With the extra land, a grading concept can be developed that will make a large portion of the site useable under most flooding conditions. A sketch of how this site might be graded is shown on the next page. The primary purpose of this park site should be for ballfield development.

Recommended facilities at this site should include:

- o Children's playground
- o Eight lighted tennis courts
- o Lighted basketball court
- o Two lighted senior youth baseball fields
- o Two lighted youth baseball fields
- o Two youth soccer fields
- o Open multi-use grass area for unstructured play
- o Picnic area/shelter



City loses with range closing

I was going to write something amusing this week about driver's education, but there's another issue that I felt needed my immediate attention. So, here goes...

After 14 months of searching, Kenneth Choo found the business he was looking for, a golf-driving range in Lodi. He worked hard and invested \$120,000 of his money into the range. After his improvements, it was the first time in the over 40 years of the range's existence that the Professional Golfer's Association, PGA, approved it.

Marc Henry, PGA associate director, who had seen the Lodi driving range years ago, didn't expect to see much. He was pleasantly surprised and impressed with the improvements.

Being recognized by PGA is no easy task, says Henry. A range must have an area large enough to accommodate 50 golfers — Lodi's range could serve 65. The parking lot must be large enough to serve 50 golfers. The driving distance of the range must be at least 220 yards. There must be a pro shop and a place to get beverages and food. And, there must be a putting green and a sand trap, an area often overlooked at some ranges.

With the warm weather, business was good. Choo was planning to move his wife and two boys from their home in Rancho Murietta to Lodi. His oldest son, Eddie, 15 years old, plays golf for Elk Grove High School. Choo was hoping he could play for Lodi High School which he believes has one of the best golf teams in the area.

Although 50 percent of his customers were seniors, Choo encouraged youngsters to play golf. He hoped to sponsor a youth golf group in Lodi.

A free clinic was offered for all ages from 11 a.m. to noon every

**Darcy
Kooyman
Jack**



Saturday.

But now his driving range has been permanently closed because of residents' complaints that golf balls were flying over the net and damaging their property.

Without the driving range, the Lodi Parks and Recreation golf program for youth and adults is left in the lurch. Until another suitable location is found, all golf lessons offered through the city are canceled.

"It's very sad," says Marilyn Field, Lodi recreation superintendent for the past 30 years. "Ken (Choo) has a very loyal following. He's really upgraded the range; it's now a first cabin operation. And, the golf pro (Mike Thompson) is phenomenal — great personality."

"It brought tears to my eyes," says Councilman Steve Mann, "to close the range. I know he's a superb operator and an honorable person."

But, Mann adds, though Choo tried to control the situation by banning woods, which typically drive the ball further than irons, the problem still existed. The area is no longer suitable for a driving range.

Choo leased the land for the driving range from the city. The city council renewed his contract through Aug. 31 with a clause allowing immediate cancellation if there were further problems. July 12, Choo's operation was shut

down.

Choo understands that the citizens must be protected and the city must act in everyone's best interest.

Choo's strong faith in God has pulled him through so far. His wife is very worried, but he reminds her that whenever they go through a difficult time, God is there helping them through it, and in the end, God's plan is much better.

Choo is hopeful that the city will allow him to relocate his driving range.

Mann is very supportive of his relocation and if a reasonable proposal is presented, Mann would like to see the city lease Choo the land for free for the first year.

A plan is now being studied by the city to lease Choo a portion of a 29-acre parcel on the corner of Kettleman Lane and Lower Sacramento Road. If the plan is accepted, it will be presented Aug. 3 to the city council for approval.

My feeling is that Choo's efforts to relocate should be supported by Lodi residents. In good faith, Ken Choo purchased a Lodi business which has been in existence for over 40 years with no prior history of problems. He's devoted an enormous effort and much of his life savings to turn the Lodi range into a well-groomed, PGA-sanctioned facility all Lodians can be proud of.

Without complaining or whining about his adverse circumstances, Choo is trying to work with the city by offering to move at his own expense.

The city council needs to know that a driving range is in Lodi's best interest. So make your voice known. Come to the council meeting Aug. 3 or write to one of the city councilmembers at P.O. Box 3006, Lodi, CA 95241. So far, no one has heard from you.

7-20-93

July 27, 1993

City of Lodi
Parks & Recreation Department
125 North Stockton Street
Lodi, CA 95240

Attention: Mr. Ron Williamson

In Re: Proposed temporary golf driving
range at G-Basin, Lower Sacramento
Road, Lodi, CA.

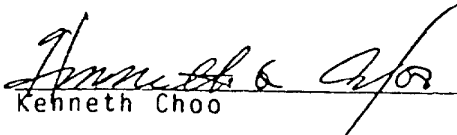
Gentlemen:

Since the City's requested closure of the driving range on Lockeford Street, I have been reviewing with the City of Lodi Public Works Department and Electrical Utility Department proposed requirements and improvements that will be necessary for development of a temporary driving range on the southerly portion of the City's property at G-Basin.

It appears from the preliminary drafts of such requirements that it is economically feasible and possible for the range to be temporarily located at that location. In these regards, I have also prepared a rough drawing, not to scale, showing the proposed usage for the subject property, subject to obtaining the recommendations of your Parks and Recreation Committee and the necessary City approvals to proceed.

For the purpose of your next scheduled meeting August 3, 1993, I trust that this information will be helpful to the Committee for its review of this matter as a requested agenda item.

Respectfully yours,


Kenneth Choo

VII. Regular Agenda Items and/or Reports

A. Presentation by Ken Choo, Golf Operator, of the Lodi Golf Driving Range and/or his Representative

Director Williamson prepared the Commission Communication with the recommendation that the Parks and Recreation Commission review and consider Mr. Choo's request for use of DeBenedetti Park/G-Basin for a combined golf driving range/youth sports complex.

Ken Choo, c/o 531 E. Lockeford Street, Lodi - Presented his proposal for a golf driving range to be situated on the southern half of the DeBenedetti Park/G-Basin property (flat ground). He requested use of this facility for a minimum period of five years.

Speaking in support of Mr. Choo's proposal were:

Mike Thompson, Head Golf Pro at Golf Driving Range

Darcy Jack - 531 Charleston Way, Lodi

Dave Stennick - 1780 Normandy Court, Lodi

Lyle Cook - 1127 Glenhurst, Lodi

Ray Schatz - 412 Gerard, Lodi

Steven Wolf - 2100 Sunwest Dr., Lodi

Robert Medeiros - 1427 Reiman St, Lodi

Walter White - 2141 Gateway Circle, Lodi

S. Henderson, 220 W. Turner Rd., Lodi

Speaking on this issue as it applies to the future of a youth sports complex at DeBenedetti Park was:

Dave Akin - 235 Rockingham Circle, Lodi (President of B.O.B.S. Organization) Mr. Akin expressed concern as to what will happen to the proposed youth sports complex at DeBenedetti Park (as recommended in the City of Lodi Park and Recreation Master Plan) should this facility be designated as a golf driving range.

The issue was turned back to the Commission for further discussion on the following items: Is this the correct location? Was Pixley Park considered? Is there a possibility of golf balls going into neighbor's property or sports (soccer) fields? Will there be appropriate fencing to accommodate the range? The Master Plan is going before the City Council August 31 and September 1, 1993; why amend the plan, it hasn't been approved by Council. The Capital Improvement budget will not be approved until November 1993. Are we moving too fast?

On a motion by Commissioner Johnson and a second by Commissioner Wall, it was recommended that this item be brought back to the Commission at a future date.

Ayes - Commissioners Johnson, Wall

Noes - Commissioners Melby, Casalegno, Meyer

Motion defeated 3 - 2

On a motion by Commissioner Meyer and a second by Commissioner Casalegno, it was recommended that in the best interests of the City, the Commission endorse the proposal for a golf driving range at DeBenedetti Park.

Ayes - Commissioners Meyer, Casalegno, Melby

Noes - Commissioners Johnson, Wall

Motion carried 3 - 2

- C. Request by Nature Area Advisory Committee - for the installation of an Indian Village in the Nature Area at Lodi Lake Park. This request was submitted to the Nature Area Advisory Committee and they fully support the concept as proposed. The Lodi Lake Docents are also in favor of the concept. This would be a volunteer project with no cost to the City.

Speaking on behalf of this proposal:

Eugene "Red Bird" Larkin - 6572 E. Kettleman Lane, Lodi
Barbara Brown, Park Ranger, 804 S. School Street, Lodi

On a motion by Commission Casalegno and a second by Commission Wall, the Commission approved the concept of the installation of an Indian Village in the Nature Area at Lodi Lake Park.

Ayes - Commissioners Casalegno, Wall, Melby, Johnson, Johnson

Noes - None

Motion carried 5 - 0

Commissioner Casalegno offered to help with the construction.

- D. Update on Non-Resident Fees by Task Force Committee - Commissioners Casalegno and Meyer are members of this Committee and they reported that a meeting is scheduled for the week of August 9, 1993. At that time, the Committee will make their recommendations. As the Park, Recreation and Open Space Master Plan is slated to go before the City Council on August 31, 1993 (Shirtsleeve meeting) and September 1, 1993 (Regular meeting), the Parks and Recreation Commission will call a Special Meeting which will be open to the public to review the recommendations of the Task Force Committee. Director Williamson will coordinate the meeting dates, times, locations and post accordingly. It was suggested that the meeting be held Tuesday, August 24, 1993, at the Carnegie Forum.
- E. Port-A-Pot Installation (Permanent) at Various Schools, Parks, and Miscellaneous Facilities - Superintendents Field and Essin answered additional questions posed by the Commission. These units meet all ADA requirements. The estimated cost for the small unit is \$4,000.00 to \$5,000.00.

DEVELOPMENT REQUIREMENTS FOR TEMPORARY DRIVING RANGE AT G-BASIN

Listed below are some of the requirements and improvements that would be necessary for the development of a temporary driving range on the southerly portion of the City's property at G-Basin.

Environmental Review

DRAFT

Negative Declaration

The minimum environmental review would be a negative declaration which could be prepared by City staff.

Cost: City's standard fee for negative declaration is \$550

Major Environmental Problems: Dust, lighting, traffic, and public safety

Plan

A scale drawing will be required showing the proposed use, including any lighting, tee box location, driving area, area to be landscaped or turfed, parking layout, street access, proposed fencing, location of temporary trailer, sanitary facilities, etc. Community Development staff would recommend that the hitting area be offset to the north, providing some type of buffer to the south property.

Time Schedule

Preparation: 2 weeks

Public Review Period: 21 days

Planning Commission Approval: This could be waived and environmental documentation go directly to the City Council.

City Council Approval: Item that needs to be placed on Council agenda for Council certification of negative declaration. A public hearing is not required.

Other Planning Requirements

Temporary Trailer Usage

This will require a use permit from the Planning Commission. The established fee for this application is \$500.

DRAFT

Parking Requirements

This would be determined by the Planning Commission. City staff feels that parking equivalent to what presently exists on Lockeford Street would be sufficient.

Signage

This would be approved by Community Development staff. 2,000

On-Site Improvements

Parking

Public Works Department will require a paved parking lot and would be responsible for approving the parking layout and access location to Lower Sacramento Road. 15,000 - 20,000

Water

Water for landscaping is available from Century Boulevard. The City has a need to provide water to the existing oak trees on the developed basin portion of our property. The City would provide an aboveground, plastic-lined, across the basin property to the subject property. This would be at no cost to the driving range owner. A meter would be set and the applicant billed for water used.

Sanitary Sewer

Sanitary sewer is available at the intersection of Lower Sacramento Road and Century Boulevard. For a temporary facility, it is felt the City Council may approve the use of a port-a-potty installation. ?

Power

3,000 - 5,000
DRAFT
The cost and method of providing electrical power must be determined by the City's Electric Utility Department. It is suggested that contact be made with Hans Hansen by calling 333-6769.

Off-Site Improvements

The requirements for all street improvements, including water and sewer extensions and street lights, could be waived by the City Council.

Agreement Language

It is felt that the following items would be spoke to in any agreement the City would prepare for the temporary usage of this facility for a driving range.

1. Control of dust
2. Fencing type and location
3. Control of weeds
4. Rent
5. Watering requirement for oak trees on subject parcel

JLR/lm

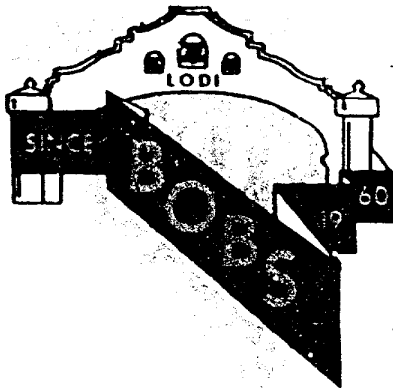




Boosters of Boys/Girls Sports Organization

Parks & Recreation Department 125 N. Stockton Street / Lodi, California 95240

Telephone (209) 333-6742



August 28, 1993

The City Council
City of Lodi
221 West Pine Street
Lodi, CA 95240

Honorable Sirs:

B.O.B.S. EXECUTIVE BOARD OFFICERS

DAVID AKIN, PRESIDENT
RICK CASTELANELLI, VICE PRESIDENT
DICK SLAWSON, SECRETARY
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ED WALL
GREG YEAGER

TOM ALEXANDER
ADVISOR

MULLEN, SULLIVAN & NEWTON
LEGAL COUNSEL

On August 10, 1993 the Lodi Parks and Recreation Commission passed by the slimmest of margins (3-2) a proposal by Mr. Ken Chu to establish a golf driving range concession to be located on City property, specifically at DeBenedetti Park (G Basin). You, as City Council members are being asked to review this proposal for action at the September 1st meeting.

We of the Boosters of Boys/Girls Sports Organization are in no way opposed to Mr. Chu's entrepreneurial efforts to maintain a golf range in Lodi (I personally feel Lodi has a need for one); however, we have some specific concerns about the proposed location and the speed at which this proposal is moving through the system.

DeBenedetti Park is situated in a prime west side location soon to be surrounded by residential property. More importantly, this property, as part of the Parks and Recreation Department Master Plan, has been designated as a future site for a youth sports facility. Mr. Chu's proposal, as currently represented, will render this property useless for such a facility. The golf range would occupy approximately 15 acres of level "high ground", all that is currently available within the existing 30 acre basin.

Mr. Chu has apparently accepted a proposal which would make his facility "temporary", operating with five year renewable terms. Our concern is that once Mr. Chu invests his money and time in the golf range and operates it for five or more years it will be impossible to ask him to vacate. And if, according to the terms, he is required to leave, where will the City then locate him?

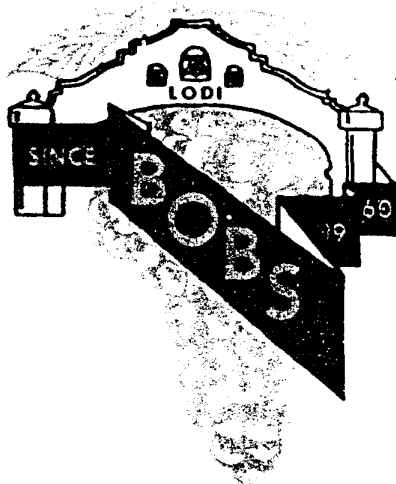
DeBenedetti Park is currently undeveloped, and we ask that it remain that way until it can be realized as a youth sports facility. There are no other alternatives for a west side youth sports complex under consideration, while the future need for such a facility has been recognized and carefully planned for.

As an alternative the BOBS suggest that Mr. Chu, or any other concessionaire wishing to use city property as a golf range, be allowed to utilize a portion of Pixley Park (C-Basin), a 37 acre site located at Beckman Road and Vine Street. Pixley Park is more than adequate to accommodate Mr. Chu's facility, and is



Boosters of Boys/Girls Sports Organization

Parks & Recreation Department: 125 N. Stockton Street / Lodi, California 95240
Telephone (209) 333-6742



The City Council
August 28, 1993
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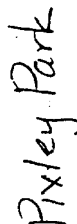
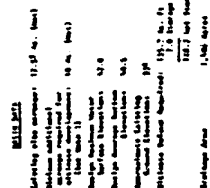
located in an industrial area where errant balls, traffic, parking or night operations would not cause difficulties for Mr. Chu or the City of Lodi. As a bonus this site has freeway exposure as well as easy access from all parts of the city. This area would also allow for a more permanent facility and a longer lease so that the worry of uprooting the range after a short time would not be a concern. Additionally, this alternative would not conflict with the Departmental Master Plan. We are enclosing a map of Pixley Park which clearly shows that Mr. Chu's proposal requiring 650 ft by 950 ft of land (217 yds by 317 yds) would fit easily, and could be configured in a number of ways.

With the above in mind, we respectfully ask that the Council refer Mr. Chu's proposal back to staff and/or the Parks and Recreation Commission for further study. Consideration should be given to alternative sites, a more permanent location and lease arrangement, integration into the Master Plan, the possibility of bidding this project and, at the very least, a study as to how to best situate the range within DeBenedetti Park, should there be no practical alternative location for Mr. Chu's plan.

It is unfortunate that Mr. Chu was forced to vacate his business on Lockeford Street, causing loss of revenue to Mr. Chu and the City. On the other hand, we feel that it is in the best interest of the City of Lodi that you not rush your decision, take time to carefully consider all aspects and ramifications of Mr. Chu's proposal, and then make a decision which is truly in the best interest of the City and citizens of Lodi.

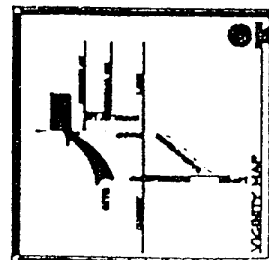
Respectfully yours,

David M. Akin
President

[illegible]



Very Respectfully,
 [Signature]
 [Name]
 [Title]
 [Address]
 [City]
 [State]
 [Zip]



Mr Chu's Proposal
to City Council

EXHIBIT D



ED DEBENEDETTO PARK / G-BASIN





CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Planning Commission Report of August 23, 1993

MEETING DATE: September 1, 1993

PREPARED BY: Community Development Director

RECOMMENDED ACTION:

AGENDA ITEM RECOMMENDATION

a. Recommended that the City Council approve the 1993 Growth Management Allocations

b, c, d & e Information only. No action required.

BACKGROUND INFORMATION: The following actions were taken at the last regular Planning Commission meeting of August 23, 1993:

b. After conducting a public hearing, approved as submitted the request of the Lodi Four Square Church - Faith Fellowship for a Use Permit to expand the church's off-street parking lot into 522 West Park Street in an area zoned R-2, Single-Family Residential.

c. Extended for one-year the request of Nader Haddad for a Use Permit for a temporary mobile office trailer in connection with an automobile dismantler at 310 North Sacramento Street in an area zoned M-2, Heavy Industrial.

d. Continued until Monday, September 13, 1993 consideration of the request of Frank C. Alegre for two temporary office trailers at 802 North Cluff Avenue in an area zoned M-2, Heavy Industrial. These Use Permits have been granted several extensions and are again up for review by the Planning Commission.

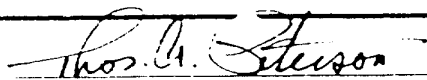
e. Set a public hearing for 7:30 p.m. Monday, September 13, 1993 to consider recommending amendments to both the on-premise and off-premise sign requirements as presented in Title 17, "Zoning", Chapter 17.63, "Signs" of the Lodi Municipal Code.

FUNDING: None required.


James B. Schroeder
Community Development Director

JBS/cg

APPROVED



THOMAS A. PETERSON
City Manager



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